

# THE VENTURIAN



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# Value is the Ventura Difference:

PRICE / TERMS / QUALITY / SERVICE

At *Ventura Custom Homes*, we understand that buying a new home is a big decision. We make that decision easier by building high-quality homes at affordable prices. From starter homes to custom estate homes, no home is too simple or too complicated. We can do it all! With flexible financing options and shorter construction timelines, we make it even more affordable and faster to build your dream home. Our commitment to provide excellent after possession warranty service gives our homeowners the peace of mind they deserve, so they can relax and enjoy their new homes with family and friends. After all, value is more than just price – it is the satisfaction of knowing you made the right decision.





# WELCOME HOME TO VALUE™

The Following Value-Added Features Come Standard in ALL of Ventura's Coventry Series Homes:

- 8'-6" foundation walls protected by DELTA®-MS Foundation Waterproofing Membrane
- 23/32" Tongue & Groove OSB sub floor glued & screwed to joists
- All rim joists and exterior wall plates sealed with foam gasket to minimize heat loss
- Interior walls fastened down with screws to silence floors
- Engineered studs around exterior doors, to exterior Kitchen walls and exterior staircase walls
- Engineered floor joists to 2nd Floor of all two-storey homes
- Two (2) layers of DuPont Tyvek® high performance protective membrane to exterior of home
- Exterior windows and doors sealed with EnvelopeSealant™ liquid applied membrane to prevent water and air infiltration
- Owens Corning TruDefinition® Duration® Architectural Shingles c/w 40 Year manufacturer's limited lifetime warranty: 10 Year Tru PROtection® Warranty and a further 30 Year Prorated Warranty
- Site-measured, custom-built modern, rigid thermofoil Kitchen cabinets available in 30 different colours and profile combinations
- 2 1/4" flat profile crown moulding and flat profile undercabinet light valance installed flush with doors
- 2 pot and pan drawers with soft-close hardware in Kitchen
- SOFT-CLOSE Hardware to all Kitchen cabinet and Bathroom vanity doors and drawers
- MDF pantry door c/w 1 lite frosted glass & 3rd hinge (as per plan)
- Weiser Welcome Home Series Halifax Levered Door Hardware
- FreeSlide™ wire shelving to closets
- Modern painted white, flat profile 3 1/2" baseboards and 2 1/2" casings
- Smooth painted white ceilings to complete home
- Three coats of paint to interior walls
- Shaw "Origins II" 100% Anso BCF Nylon 30 oz. carpet treated with R2X® stain and soil resistance treatment installed over high density 3/8" 7 lb chip foam under-pad
- ArmorCore Pro UR 10 mil Hardwood-Look Vinyl Flooring with Stain Defense System to Main Floor Excluding Bedrooms, Dens and Staircase(s)
- High quality Kohler plumbing fixtures, sinks and toilets
- Kohler Simplice pull-down Kitchen faucet #K596 (Polished Chrome)
- 1/2" PVC (PEX) water lines c/w 25 Year Manufacturer's Warranty
- Energy saving Drain Water Heat Recovery (DWHR) unit
- Two (2) FROST-PROOF exterior lawn services
- "Tofino" LED Lighting Package with energy-saving LED bulbs
- Front exterior LED pot lights
- Ten (10) 5" interior LED pot lights (as per plan)
- Under-cabinet LED tape lighting to Kitchen cabinets
- Decora® switches and Decora® Kitchen countertop plugs
- USB Decora® island/peninsula plug for convenient smart phone charging
- CAT5e (Internet/Telephone) and Coax (TV) Media outlets to all common areas and bedrooms (as per plan)
- ecobee3 lite Wi-Fi compatible energy saving smart thermostat c/w mobile app functionality including remote temperature control
- Stainless Steel 250CFM Broan Sahale external exhaust hood fan
- Pre-finished insulated coloured 16' x 7' FLUSH panel garage door
- Four (4) dual pane OBSCURE glass inserts to 16' x 7 garage door
- Liftmaster 1/2 HP chain drive garage door opener c/w 2 remotes
- Keyless entry to the garage
- The best warranty and service in the Manitoba Homebuilding industry, including:
  1. One (1) year warranty for defects in materials, labour and design
  2. Two (2) year warranty for defects in major systems including plumbing, electrical and HVAC
  3. Five (5) year warranty for defects in the building envelope, exterior cladding and windows/doors including those resulting in water penetration
  4. Ten (10) year structural warranty

## AND MUCH MORE!!!!

Visit our show homes to learn about what's included in our Duplex, Urban and Metro Series homes

# Creating a Great Customer Experience

"We had such an amazing experience with Ventura. The quality is outstanding, customer service excellent. They really have gone above and beyond to make our new home absolutely perfect. You will not be disappointed in choosing Ventura as your new home builder! All staff we dealt with were so kind and informative, thank you for making our building experience extra smooth"



At Ventura Custom Homes, we strive to Create a Great Customer Experience. We believe outstanding customer service is achieved with honesty, trust, excellent communication, setting clear expectations and delivering on our promises. Through the implementation of well-structured, proprietary processes and procedures, meticulous attention to detail and a company-wide dedication to quality, we work tirelessly to ensure that homebuying, homebuilding and homeownership are seamless, transparent and worry-free. After all, we believe building a new home should be an exciting and memorable experience - an experience that our customers cannot wait to share with everyone they know.



## VENTURA CUSTOMER LOYALTY PROGRAM

Share your excitement with your family and friends and take advantage of Ventura's Customer Loyalty Program.

Speak with any of our agents to learn more.

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"We built our home with Ventura and I honestly can't say enough good things about them. They have been there for us every step of the way. The house is beautiful, and the build quality is near perfect. Their designs are modern and well thought out with quality products and options. Ventura's real strength though is their customer service, which is easily the best around. Even in our current times, they do anything they can to help. They are friendly, professional, and extremely customer focused. At this point we are planning on moving to a larger build next year and we will be doing this with Ventura again. In my opinion there is no one better."





# Design Centre

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Imagine a place where you can create the home of your dreams...

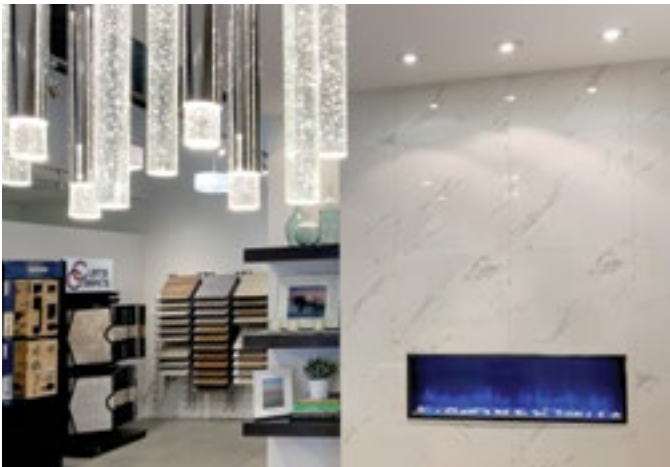
A home that reflects your unique personality and style...

A home that you are truly proud of...

Welcome to the Ventura Custom Homes Design Centre, where our talented interior designer will help you make your dream home a reality. Our design centre showcases a carefully curated collection of interior finishes including a wide array of cabinetry and countertops, flooring and tile, plumbing

fixtures and much more. We strive to create a great customer experience by making the selection process fun and exciting while achieving the desired outcome: a home that our customers truly love. After all, at Ventura, value is more than just price, it is the satisfaction of knowing you made the right decision!





# Create the home of your dreams

"Ventura Custom Homes built our family an amazing home and was with us every step of the way. Their prices were very fair and the quality was exceptional. Most importantly, the customer service after we took possession of our home was outstanding. We were treated with respect and the utmost professionalism. We have referred Ventura to three other friends and my brother, all of whom have had the same great experience we had. There is no better builder in Winnipeg. Period."

▼ Stonewall

QUARRY RIDGE PARK  
10 Quarry Ridge Drive  
Savana  
Steve Breton: 204.999.2460



RIVER SPRINGS GROVE  
6 Tamarack Drive  
Edgemont  
Bobby Singh: 204.510.9485



PRAIRIE POINTE  
18 Firestone Drive  
Robson  
Jon Dundas: 204.292.2912



PRAIRIE VIEW LAKES  
27 Alison Avenue  
Monterey  
Blake Vasko: 204.294.6608



La Salle



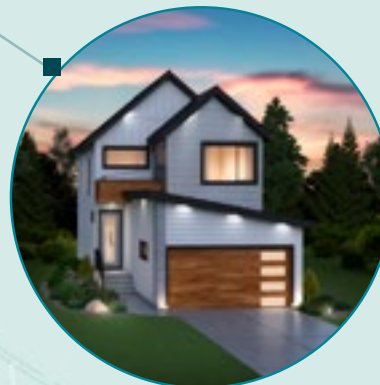




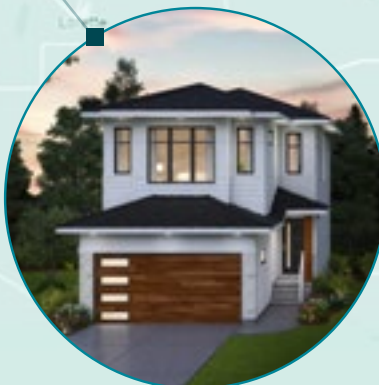
**PARKVIEW POINTE**  
348 Parkview Pointe Drive  
Edgemont  
Bobby Singh: 204.510.9485



**HIGHLAND POINTE**  
34 Thrush Street  
Thurlow  
Bobby Singh: 204.510.9485



**SUMMERLEA**  
342 Emberwell Street  
Bristol C  
Anders Frederiksen:  
204.226.7128



**DEVONSHIRE PARK**  
19 Jerry Klein Drive  
Harlow  
Evald Frederiksen: 204.291.2221

COVENTRY SERIES

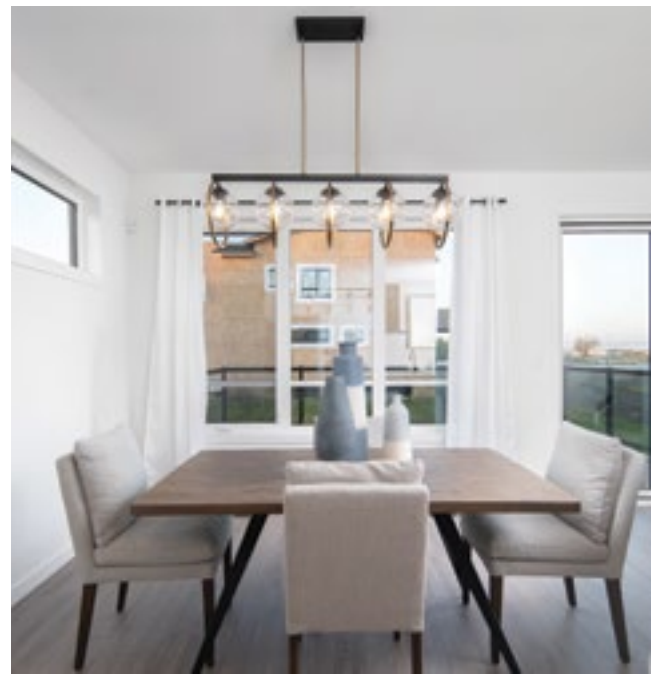
# Two-Storey Homes

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Designed for a wide range of lifestyles, our thirty, two-storey plans provide our clients with unparalleled selection and options for customization.









# Bristol

SOFT: 1,447

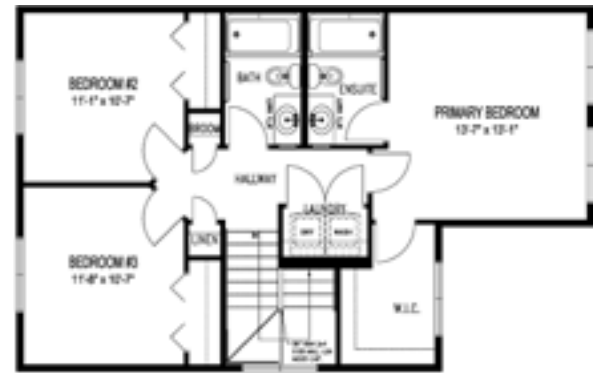
Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



# Bristol

SQFT: 1,447

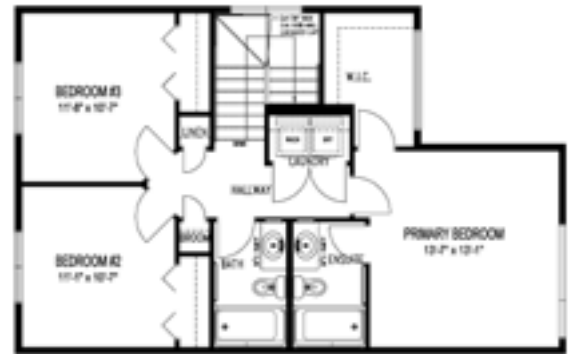
Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 24'



## MAIN FLOOR



## SECOND FLOOR

### ELEVATION "C"





# Bristol

sqft: 1,447

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "D"





# Kinsley

SQFT: 1,486

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR



# Comox

SQFT: 1,523

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





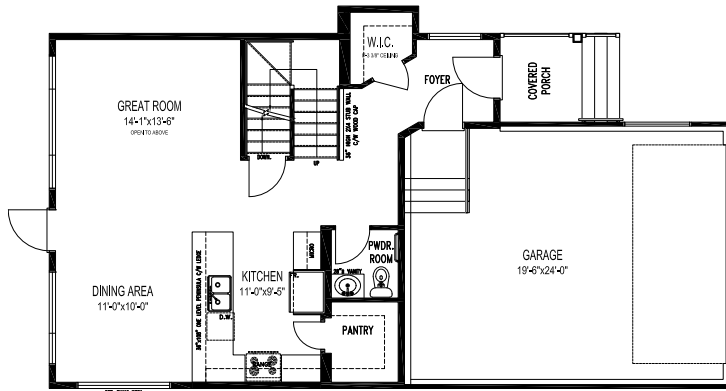
# Comox

SQFT: 1,523

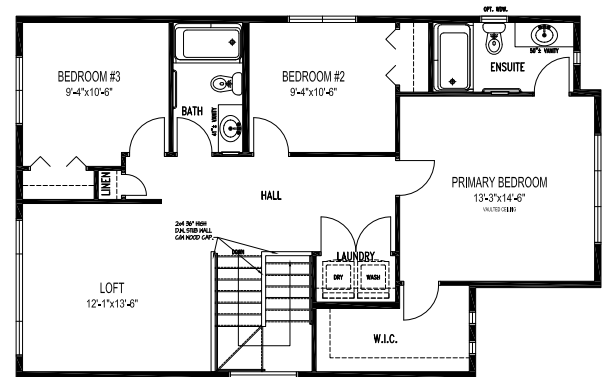
Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# Branson

SQFT: 1,807

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



# Branson

SQFT: 1,709

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"





# Branson

SQFT: 1,686

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# Thurlow

SQFT: 1,738

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



# Thurlow

SQFT: 1,738

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"





# Thurlow

SQFT: 1,738

Bed: 4 Bedroom

Bath: 3 Bathroom

Width: 26



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





SQFT: 1,759  
Bed: 3 Bedroom + Loft  
Bath: 2.5 Bathroom  
Width: 24'



## ELEVATION "A"



# Huxley

SQFT: 1,759

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# St. Thomas

sqft: 1,784

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





# Harlow

SQFT: 2,072

Bed: 4 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



# Harlow

sqft: 1,922

Bed: 4 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# Jaxson

SQFT: 1,922

Bed: 4 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



# Jaxson

SQFT: 1,922

Bed: 4 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"





# Jaxson

SQFT: 1,922

Bed: 4 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 28'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



# Stonecliffe

SQFT: 2,003

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





# Stonecliffe

SQFT: 2,017

Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



# Highview

SQFT: 2,094

Bed: 4 Bedroom + Loft

Bath: 3 Bathroom

Width: 34'



MAIN FLOOR



SECOND FLOOR





# Granville

SQFT: 2,214

Bed: 4 Bedroom + Loft

Bath: 3 Bathroom

Width: 32



MAIN FLOOR



SECOND FLOOR



# Edgemont

SQFT: 2,174

Bed: 5 Bedroom + Loft

Bath: 3 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





# Edgemont

SQFT: 2,174

Bed: 5 Bedroom + Loft

Bath: 3 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



# Edgemont

SQFT: 2,174

Bed: 5 Bedroom + Loft

Bath: 3 Bathroom

Width: 32'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# Robson

SQFT: 2,220

Bed: 5 Bedroom + Loft/Tech Area

Bath: 3 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR



# Monterey

SQFT: 2,237

Bed: 4 Bedroom + Loft

Bath: 3 Bathroom

Width: 34'



MAIN FLOOR



SECOND FLOOR





# Hudson

SQFT: 2,545

Bed: 4 Bedroom + Bonus Room

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR



COVENTRY SERIES

# Bungalow & Bi-Level Homes

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Designed for everyone, from young families preparing for the first child to empty nesters looking to “age-in-place”, our bungalow and bi-level homes are perfect for families of all types.







# Madison

SQFT: 1,170

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 26'



MAIN FLOOR





# Burnaby

SQFT: 1,256

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 32'



MAIN FLOOR



# Wyndham

SQFT: 1,283

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 32'



MAIN FLOOR





# Bowen

SQFT: 1,292

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 32'



MAIN FLOOR



# Rockford

SQFT: 1,343

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 32'



MAIN FLOOR





# Kendall

SQFT: 1,485

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 38'



MAIN FLOOR



# Laguna

SQFT: 1,555

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 34'



MAIN FLOOR





# Ridgedale

SQFT: 1,756

Bed: 3 Bedroom

Bath: 2 Bathroom

Width: 38'



MAIN FLOOR



DUPLEX SERIES

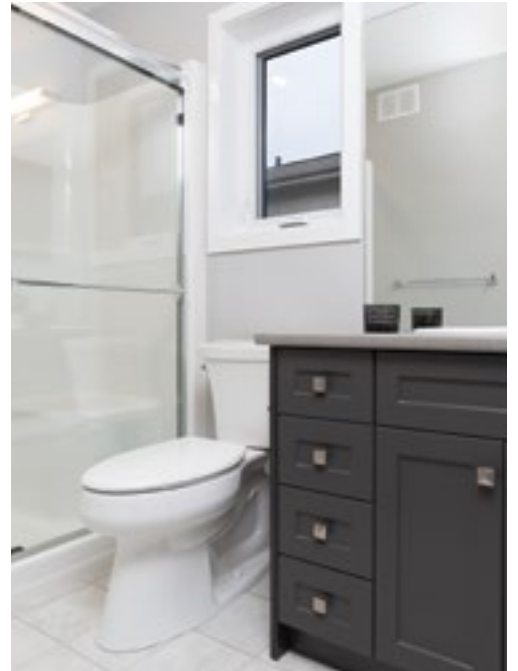
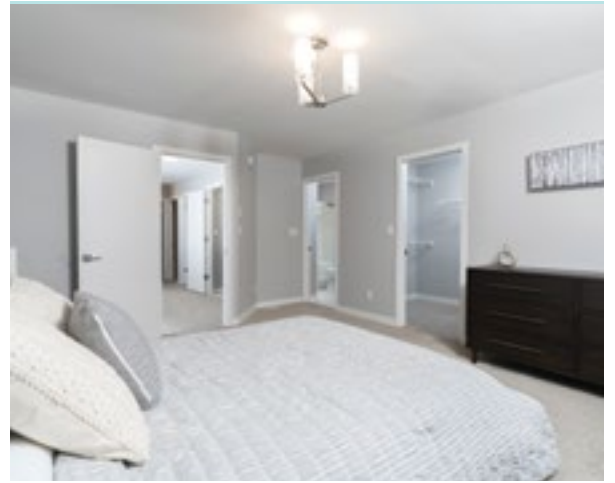
# Attached Homes

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Designed to provide unrivaled affordability, our attached homes maintain the feel and privacy of traditional detached homes at the lowest prices possible.







# Sonora

SQFT: 1,370

Bed: 2 Bedroom

Bath: 2 Bathroom

Width: 28' (Unit) / 56' (Building)



MAIN FLOOR





# Savana

SQFT: 1,461 Unit A / 1,447 Unit B  
Bed: 3 Bedroom  
Bath: 2.5 Bathroom  
Width: 24' (Unit) / 48' (Building)



MAIN FLOOR



SECOND FLOOR



# Montana

SQFT: 1,508 Unit A / 1,489 Unit B  
Bed: 3 Bedroom  
Bath: 2.5 Bathroom  
Width: 20' (Unit) / 40' (Building)



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





# Montana

SQFT: 1,508 Unit A / 1,489

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20' (Unit) / 40' (Building)



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



URBAN SERIES

# Laned Homes

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Designed for first time homebuyers and young families, our modern laned homes blend affordability with cutting edge exteriors and floor plans.







# Aspen

SQFT: 1,333

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18' (Unit) /36' (Building)



MAIN FLOOR



SECOND FLOOR

LANED DUPLEX ELEVATION "A"





# Cypress

SQFT: 1,484

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20' (Unit) /40' (Building)



MAIN FLOOR



SECOND FLOOR

LANED DUPLEX ELEVATION "A"



# Ava

SQFT: 1,314

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





# Ava

SQFT: 1,361

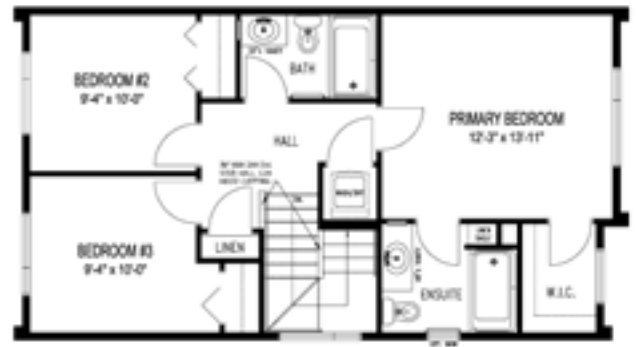
Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"



# Avery

sqft: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"





# Avery

SQFT: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "B"



# Avery

SQFT: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# Avery

SQFT: 1,330

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18'



MAIN FLOOR



SECOND FLOOR

## ELEVATION "D"



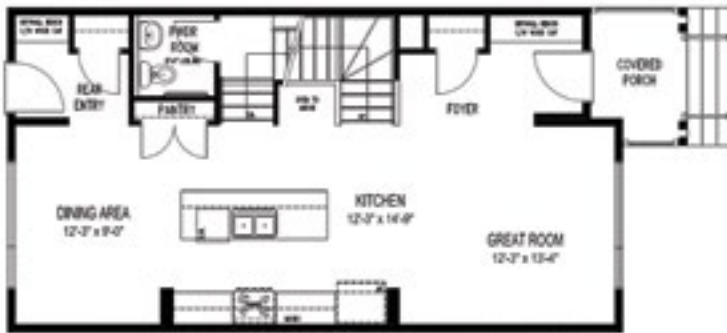
# Brighton

SQFT: 1,426

Bed: 3 Bedroom

Bath: 2.5 Bedroom

Width: 20'



MAIN FLOOR



SECOND FLOOR





# Colton

SQFT: 1,512

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR



# Chloe

SQFT: 1,527

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR





# Cooper

SQFT: 1,572

Bed: 3 Bedroom + Tech Room

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR

ELEVATION "A"



# Cooper

SQFT: 1,580

Bed: 3 Bedroom + Tech Room

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR

ELEVATION "C"





# Drake

SQFT: 1,659

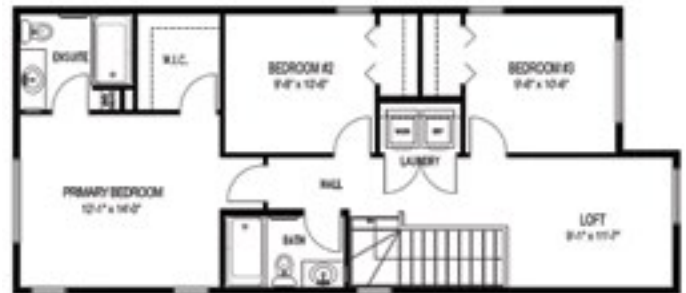
Bed: 3 Bedroom + Loft

Bath: 2.5 Bathroom

Width: 20'



MAIN FLOOR



SECOND FLOOR



METRO SERIES

# Townhomes

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Our contemporary townhomes blend modern designs and efficient floor plans to create an attractive combination of style, functionality and affordability.

*\*Coming soon in Highland Pointe and Prairie Pointe.*





# Manhattan 4-Plex

SQFT: 1,321

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18 '(Unit) /72' (Building)



MAIN FLOOR



SECOND FLOOR



# Manhattan 5-Plex

SQFT: 1,321

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 18' (Unit) /90' (Building)



MAIN FLOOR



SECOND FLOOR





# Brooklyn 5-Plex

SQFT: 1,399

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 19' (Unit) /95' (Building)



MAIN FLOOR



SECOND FLOOR



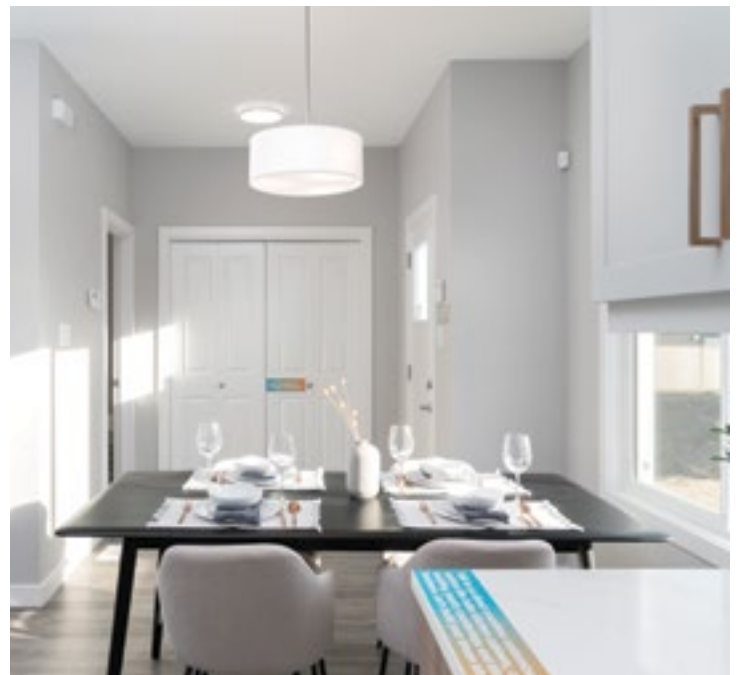
## SPECIAL PROJECTS



Build your new home at the lowest price available in the Winnipeg Metro Region. Enjoy the amenities in vibrant communities like La Salle and Stonewall Manitoba for your new and growing family with all the amenities of city living, but in a rural country atmosphere that's safe, affordable and friendly. Dream Big and own a home in one of the best places to live in Manitoba!







# Gaudry

SQFT: 864

Bed: 2 Bedroom

Bath: 1 Bathroom

Width: 24'



MAIN FLOOR





# Beaudry

SQFT: 1,168

Bed: 2 Bedroom

Bath: 2 Bathroom

Width: 26'



MAIN FLOOR



# Tache

SQFT: 1,238

Bed: 2 Bedroom

Bath: 1.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR





# Cormier

SQFT: 1,310

Bed: 3 Bedroom

Bath: 1.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR



# Parker

SQFT: 1,408  
Bed: 2 Bedroom  
Bath: 1 Bathroom  
Width: 23'



MAIN FLOOR



ENSUITE OPTION





# Lagace

SQFT: 1,424

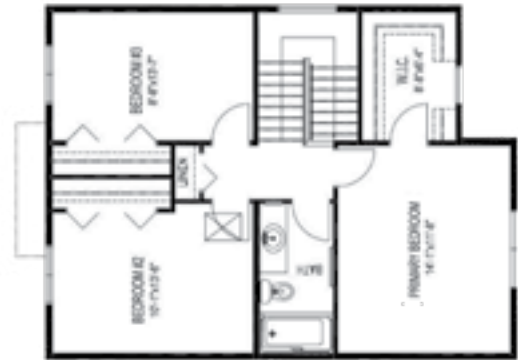
Bed: 3 Bedroom

Bath: 1.5 Bathroom

Width: 24'



MAIN FLOOR



SECOND FLOOR



# Robin

SQFT: 1,452

Bed: 3 Bedroom

Bath: 1.5 Bathroom

Width: 22'



MAIN FLOOR



SECOND FLOOR





# Manness

SQFT: 1,552

Bed: 3 Bedroom

Bath: 2.5 Bathroom

Width: 26'



MAIN FLOOR



SECOND FLOOR











ventura.mb.ca  
info@ventura.mb.ca

